1408218

AUG 2 9 2007

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM D

NOTICE OF SALE OF SECURITIES PURSUANT TO REGULATION D, SECTION 4(6), AND/OR UNIFORM LIMITED OFFERING EXEMPTION

OMB APPROVAL								
OMB Num	ber:	3235-0076						
Expires:	April	30,2008 e burden						
Estimated	averaç	e burden						
hours per r	espon:	se 16.00						

SEC USE ONLY								
Prefix	Serial							
DATE RECEIVED								

Name of Offering Check if this is an amendment and name has changed, and indicate change.) \$635,750,000 offering of limited partnership interests in RLJ Real Estate Fund III, L.P. Filing Under (Check box(es) that apply): Rule 504 Rule 505 Rule 506 Section 4(6)	PROCESSED
Type of Filing: New Filing Amendment	SEP 0 5 2007
A. BASIC IDENTIFICATION DATA	THOMSOM
1. Enter the information requested about the issuer	SINANCIA
Name of Issuer (check if this is an amendment and name has changed, and indicate change.)	<u></u>
RLJ Real Estate Fund III, L.P.	
Address of Executive Offices (Number and Street, City, State, Zip Code)	Telephone Number (Including Area Code)
3 Bethesda Metro Center, Suite 1000, Bethesda, Maryland 20814	(301) 280-7777
Address of Principal Business Operations (Number and Street, City, State, Zip Code) (if different from Executive Offices)	Telephone Number (Including Area Code)
Brief Description of Business	
Real estate investments.	
business trust limited partnership, to be formed	lease specify 07070568
Month Year Actual or Estimated Date of Incorporation or Organization: O O O O O O O O O O O O O O O O O O O	nated

GENERAL INSTRUCTIONS

Federal:

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C. 77d(6).

When To File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.

Where To File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549.

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

State:

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

ATTENTION

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predictated on the filing of a federal notice.

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	15.75	A. BASIC	IDENTIFICATION DATA	<u> </u>	
2. Enter the information re	equested for the fo	llowing:			
 Each promoter of t 	the issuer, if the is	suer has been organize	d within the past five years;		
 Each beneficial ow 	ner having the pow	er to vote or dispose, or	r direct the vote or disposition	of, 10% or more of	a class of equity securities of the issuer
 Each executive off 	icer and director o	f corporate issuers and	of corporate general and ma	anaging partners of	partnership issuers; and
 Each general and r 	nanaging partner o	f partnership issuers.			
Check Box(es) that Apply:	Promoter	Beneficial Own	er Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, i	f individual)				
RLJ Capital Partners III, I	LLC				
Business or Residence Addre 3 Bethesda Metro Center	•		- ·		
Check Box(es) that Apply:	Promoter	Beneficial Own	er Z Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, i	f individual)				
Thomas J. Baltimore, Jr.				•	
Business or Residence Addre 3 Bethesda Metro Center,					
Check Box(es) that Apply:	Promoter	Beneficial Own	er Z Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, i Ross H. Bierkan	f individual)				
Business or Residence Addre	ss (Number and	Street, City, State, Zip	Code)		
3 Bethesda Metro Center,	, Suite 1000, Be	thesda, Maryland 20	0814		
Check Box(es) that Apply:	Promoter	Beneficial Own	er	Director	General and/or Managing Partner
Full Name (Last name first, i	f individual)	-		· · · · · · · · · · · · · · · · · · ·	
Howard B. Isaacson					
Business or Residence Addre 3 Bethesda Metro Cente	-		, and the second		
Check Box(es) that Apply:	Promoter	Beneficial Owner	er	Director	General and/or Managing Partner
Full Name (Last name first, i Carl A. Mayfield	f individual)				
Business or Residence Addre 3 Bethesda Metro Center	· ·	Street, City, State, Zip thesda, Maryland 2	•		
Check Box(es) that Apply:	Promoter	Beneficial Owner	er Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, i H. Van Sinclair	f individual)				
Business or Residence Addres 3 Bethesda Metro Center		Street, City, State, Zip ethesda, Maryland 2	•		
Check Box(es) that Apply:	Promoter	Beneficial Owne	er Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, it California Public Employe		System			
Business or Residence Addres 400 P Street, Suite 3492	,		Code)		
	(Use blan	nk sheet, or copy and u	ise additional copies of this s	heet, as necessary)	

				IFICATION DÁTA		. , , .	
		· · · · · · · · · · · · · · · · · · ·	IC IDENT	IFICATION DATA	·	<u>. </u>	
2. Enter the information re	•	_		_			
 Each promoter of 	the issuer, if the is	suer has been organ	nized within	the past five years;			
 Each beneficial ow 	mer having the pov	ver to vote or dispos	e, or direct t	he vote or disposition	n of, 10% or mo	re of a cla	iss of equity securities of the issue
 Each executive of 	ficer and director of	of corporate issuers	and of corp	orate general and ma	anaging partners	s of partn	ership issuers; and
 Each general and i 	nanaging partner o	of partnership issue	rs.				
Check Box(es) that Apply:	Promoter	✓ Beneficial C	Owner _	Executive Officer	Directo	ı 🗌	General and/or Managing Partner
Full Name (Last name first,	•						
California State Teacher	s' Retirement Sy	/stem					
Business or Residence Addre 7667 Folsom Boulevard,	· · · · · · · · · · · · · · · · · · ·		Zip Code)				
Check Box(es) that Apply:	Promoter	Beneficial C	wner [Executive Officer	Directo	т 🗆	General and/or Managing Partner
Full Name (Last name first,	•						
General Electric Real Es							
Business or Residence Addre 280 Park Avenue, 8th Flo	•						
Check Box(es) that Apply:	Promoter	Beneficial C	wner [Executive Officer	Directo	r 🗌	General and/or Managing Partner
Full Name (Last name first, i	f individual)						
Business or Residence Addre	ss (Number and	Street, City, State,	Zip Code)				
Check Box(es) that Apply:	Promoter	Beneficial O	wner [Executive Officer	Directo		General and/or Managing Partner
Full Name (Last name first, i	f individual)					•	
Business or Residence Addre	ss (Number and	Street, City, State,	Zip Code)	·			
Check Box(es) that Apply:	Promoter	Beneficial O	lwner 📋	Executive Officer	Director		General and/or Managing Partner
Full Name (Last name first, i	f individual)						
Business or Residence Addre	ss (Number and	Street, City, State,	Zip Code)	<u> </u>	<u>.</u>		
Check Box(es) that Apply:	Promoter	Beneficial O	wner [Executive Officer	Director		General and/or Managing Partner
Full Name (Last name first, i	f individual)		<u> </u>				-
Business or Residence Addre	ss (Number and	Street, City, State,	Zip Code)		· · · · · · · · · · · · · · · · · · ·		
Check Box(es) that Apply:	Promoter	Beneficial O	wner 🔲	Executive Officer	Director		General and/or Managing Partner
Full Name (Last name first, i	f individual)						
Business or Residence Addre	ss (Number and	Street, City, State,	Zip Code)				
	(Use blan	nk sheet, or copy an	id use addit	onal copies of this s	heet, as necessa	ry)	

Has the issuer sold, or does the issuer intend to sell, to non-accredited investors in this offering? Re			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	, p		В. Г	NEORMAT	ION ABOU	T OFFERI	İNG	1		*5,	•
Answer also in Appendix, Column 2, if filing under ULOE. 2. What is the minimum investment that will be accepted from any individual?	1.	Has the	issuer solo	l. or does th	ne issuer i	ntend to se	ll. to non-a	occredited i	nvestors is	n this offer	ing?			
3. Does the offering permit joint ownership of a single unit?	•		700001	., or u o v o							_			<u>E</u> .
3. Does the offering permit joint ownership of a single unit?	2.	What is	the minim	um investm	ent that v	vill be acce	pted from	any individ	lual?	*******	•••••		\$ <u>10</u>	0,000.00
4. Enter the information requested for each person who has been or will be paid or given, directly or indirectly, any commission or similar remaneration for solicitation of purchasers in commission or similar remaneration for solicitation of purchasers in commection with asker of securities in the offering. If a person to be listed is an associated person or agent of a broker or dealer registered with the SCE and/or with a state or states, list the name of the broker or dealer. If more than five (5) persons to be listed are associated persons of such a broker or dealer, you may set forth the information for that broker or dealer only. Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) Presidio Partners LLC Name of Associated Broker or Dealer (Check "All States" or check individual States)	3	Does th	e offering	nermit joint	t ownershi	in of a sinc	de unit?							
tommission or similar remuneration for solicitation of purchasers in connection with sales of securities in the offering. If a person to be listed is an associated person or agent of a broker or dealer registered with the SEC and/or with a state or states, list the name of the broker or dealer. If more than five (5) persons to be listed are associated persons of such a broker or dealer, you may set forth the information for that broker or dealer only. Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) Presidio Partners LLC Name of Associated Broker or Dealer Check "All States" or check individual States) All Ak AZ AR			_											(S.)
Business or Residence Address (Number and Street, City, State, Zip Code) Presidio Partners LLC Name of Associated Broker or Dealer 101 Montgomery Street, Suite 2500, San Francisco, California 94104 States in Which Person Listed Has Solicited or Intends to Solicit Purchasers (Check "All States" or check individual States) AL AK AZ AR CA CO OT DE DC FL GA HI DD MA MI MA M		commis If a pers or states	sion or sim on to be lis s, list the na	ilar remune ted is an ass ime of the b	ration for s sociated pe roker or de	solicitation erson or age ealer. If me	of purchas ent of a brol ore than fiv	ers in conne cer or deale e (5) person	ection with r registere ns to be list	sales of se d with the S ted are asso	curities in 1 SEC and/or	the offering. with a state	;	
Presidio Partners LLC Name of Associated Broker or Dealer 101 Montgompry Street, Suite 2500, San Francisco, California 94104 States in Which Person Listed Has Solicited or Intends to Solicit Purchasers (Cheek "All States" or check individual States) AL AK AZ AR A A A ME MD MA MI MN MS MO MI NE NY NY NE NY NE NY NY NY NY NE NY NY NY NY NY NE NY	Full	Name (1	Last name	first, if indi	vidual)					•				
Name of Associated Broker or Dealer 101 Montgomery Street, Suite 2500, San Francisco, California 94104 States in Which Person Listed Has Solicited or Intends to Solicit Purchasers (Check "All States" or check individual States)	Busi	iness or	Residence	Address (N	umber and	d Street, C	ity, State, Z	(ip Code)						
101 Montgomery Street, Suite 2500, San Francisco, California 94104 States in Which Person Listed Has Solicited or Intends to Solicit Purchasers (Check "All States" or check individual States)						· 								
States in Which Person Listed Has Solicited or Intends to Solicit Purchasers (Check "All States" or check individual States)						Francisco,	California :	94104						
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States in Which Person Listed Has Solicited or Intends to Solicit Purchasers (Check "All States" or check individual States)	Busi	ness or	Residence	Address (N	lumber an	d Street, C	ity, State, 2	Zip Code)						
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Name of Associated Broker or Dealer States in Which Person Listed Has Solicited or Intends to Solicit Purchasers (Check "All States" or check individual States) All States	Full	Name (I	Last name f	first, if indi	vidual)	 .					<u></u>			
Name of Associated Broker or Dealer States in Which Person Listed Has Solicited or Intends to Solicit Purchasers (Check "All States" or check individual States) All States	Busi	ness or	Residence	Address (N	lumber an	d Street C	ity State 2	7in Code)	 					
States in Which Person Listed Has Solicited or Intends to Solicit Purchasers (Check "All States" or check individual States)														
(Check "All States" or check individual States)	Nam	e of Ass	ociated Bro	oker or Dea	ıler									
	State	s in Wh	ich Person	Listed Has	Solicited	or Intends	to Solicit I	urchasers					· · · · · · · · · · · · · · · · · · ·	· · · · · ·
AL AK AZ AR CA CO CT DE DC FL GA HI ID		(Check '	"All States"	" or check i	ndividual	States)			***************************************				☐ All	States
	1	ΑĹ	AK	AZ	AR	CA	CO	CT	DE	DC	FL	GA	HI	ĪD
IL IN IA KS KY LA ME MD MA MI MN MS MO														
MT NE NV NH NÏ NM NY NC ND OH OK OR PA RI SC SD TN TX UT VT VA WA WV WI WY PR														

(Use blank sheet, or copy and use additional copies of this sheet, as necessary.)

C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS

1.	Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if the answer is "none" or "zero." If the transaction is an exchange offering, check this box and indicate in the columns below the amounts of the securities offered for exchange and already exchanged.		
	Type of Security	Aggregate Offering Price	Amount Already Sold
	Debt	\$	\$
	Equity		
	Common Preferred		
	Convertible Securities (including warrants)	\$	\$
	Partnership Interests		
	Other (Specify)		
	Total		
	Answer also in Appendix, Column 3, if filing under ULOE.		
2.	Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero."	Number	Aggregate Dollar Amount
		Investors	of Purchases
	Accredited Investors		\$_635,750,000.00
	Non-accredited Investors		\$
	Total (for filings under Rule 504 only)		\$
	Answer also in Appendix, Column 4, if filing under ULOE.		
3.	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C — Question 1.		
	Type of Offering	Type of Security	Dollar Amount Sold
	Rule 505		\$
	Regulation A		\$
	Rule 504		\$
	Total		\$_0.00
4	a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the insurer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate.		
	Transfer Agent's Fees		\$
	Printing and Engraving Costs	Z	\$_8,090.00
	Legal Fees		\$_153,719.00
	Accounting Fees	2	\$_4,045.00
	Engineering Fees		\$
	Sales Commissions (specify finders' fees separately)		\$ 3,344,605.00
	Other Expenses (identify) travel, meals, registration fees	_	\$_9,709.00
	Total		\$ 3,520,168.00

	E. STATE SIGNATURE		
1.	Is any party described in 17 CFR 230.262 presently subject to any of the disqualification provisions of such rule?	Yes	No
	See Appendix, Column 5, for state response.		

- 2. The undersigned issuer hereby undertakes to furnish to any state administrator of any state in which this notice is filed a notice on Form D (17 CFR 239.500) at such times as required by state law.
- 3. The undersigned issuer hereby undertakes to furnish to the state administrators, upon written request, information furnished by the issuer to offerees.
- 4. The undersigned issuer represents that the issuer is familiar with the conditions that must be satisfied to be entitled to the Uniform limited Offering Exemption (ULOE) of the state in which this notice is filed and understands that the issuer claiming the availability of this exemption has the burden of establishing that these conditions have been satisfied.

The issuer has read this notification and knows the contents to be true and has duly caused this notice to be signed on its behalf by the undersigned duly authorized person.

Issuer (Print or Type)	Signature
RLJ Real Estate Fund III, L.P.	August, 2007
Name (Print or Type)	Title(Print or/Type)
RLJ Capital Partners III, LLC, its general partner, by Thomas J. Baltimore, Jr., its President	General Partner

Instruction:

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

	C. OFFERING PRICE, NUM	BER OF INVESTORS, EXPENSES AND U	SE OF PROCEEDS	
:	b. Enter the difference between the aggregate offer and total expenses furnished in response to Part C — proceeds to the issuer."	Question 4.a. This difference is the "adjuste	ed gross	\$632,229,832.00
(Indicate below the amount of the adjusted gross pro each of the purposes shown. If the amount for an check the box to the left of the estimate. The total of proceeds to the issuer set forth in response to Part	ly purpose is not known, furnish an estim f the payments listed must equal the adjuste	ate and	
			Payments to Officers, Directors, & Affiliates	
:	Salaries and fees			_ 🗆 \$
]	Purchase of real estate			[\$
	Purchase, rental or leasing and installation of mac		— *	
	and equipment		- -	
	Construction or leasing of plant buildings and fac		∐ ა	_ 🗆 🦫
	Acquisition of other businesses (including the val offering that may be used in exchange for the asso	ets or securities of another		
	issuer pursuant to a merger)			
]	Repayment of indebtedness		\$	_ 🗆 \$
,	Working capital			
•	Other (specify): Invest in interest in hotel prope			<u>√</u> \$ <u>632,229,832.0</u>
	···			\$
(Column Totals		<u>\$</u> 0.00	\$632,229,832.0
	Total Payments Listed (column totals added)			632,229,832.00
		D. FEDERAL SIGNATURE		
igna	ssuer has duly caused this notice to be signed by the ture constitutes an undertaking by the issuer to fur information furnished by the issuer to any non-acc	nish to the U.S. Securities and Exchange (Commission, upon writ	
ssue	r (Print or Type)	Signature	Date	
RLJ	Real Estate Fund III, L.P.		August,	2007
	e of Signer (Print or Type)	Title of Signer (Print or Type)		
	apital Partners III, LLC, its general partner, by as J. Baltimore, Jr., its President	General Partner		

- ATTENTION -

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

	. • . •			AI	PENDIX				· <u> </u>
1	Intend to non-a investor	I to sell ccredited s in State -Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)		amount pu	4 investor and rchased in State C-Item 2)		5 Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)	
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No
AL									
AK					j				
AZ									
AR									
CA		×		4	415,750,000				
СО									
СТ									
DE									
DC									
FL									
GA									
н									
ID									
IL		x		3	\$40,000,000		:		
IN									
IA									
KS						- <u> </u>]]	
KY									
LA									
ME									
MD		×		2	\$15,000,000				
MA									
МІ									
MN		×	·- ·-	1 \$	15,000,000				
MS									

. APPENDIX 2 3 4 5 1 Disqualification Type of security under State ULOE and aggregate (if yes, attach Intend to sell to non-accredited offering price Type of investor and explanation of amount purchased in State offered in state waiver granted) investors in State (Part B-Item 1) (Part C-Item 1) (Part C-Item 2) (Part E-Item 1) Number of Number of Accredited Non-Accredited State Yes No Investors Investors Yes No Amount Amount MO MT NE NV NH NJ NMNY X 2 \$100,000,000 NC 1 \$50,000,000 X ND OH OK OR PA RISC SD TN TX UT VT VA WA wv WI

			***	APP	ENDIX			, ,	er interes.
ì		2 I to sell	Type of security and aggregate		4 Type of investor and				
	investor	s in State I-Item 1)	offering price offered in state (Part C-Item 1)		Type of investor and amount purchased in State (Part C-Item 2)				ation of granted) -Item 1)
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No
WY									
PR									

